

possible, to keep the conveyance clear of these complications and to take a discharge (which under the Law of Property Act, 1925, can be of very simple character) by endorsement of a receipt on the mortgage itself. The conveyance will end with these interesting but somewhat old-fashioned words, "In witness whereof the said parties to these presents have hereunto set their hands and seals the day and year first above written." Even the new Law of Property legislation failed to modernize this old-world conclusion to a deed.

The deed will finish with the signing and witness-ing of the deed by the parties. The draft will, therefore, have a wording like this at the end—

"Signed, sealed and delivered
by the above named

in the presence of

The signing of the deed can be understood by all. The sealing is a survival of old custom where-by people whose ability to sign their name was of a doubtful character sealed their deeds with their signet ring. Nowadays the sealing has largely de-generated into the habit of putting on a "blob" of sealing wax, or the sticking on of an adhesive wafer seal. "Sealing" has to-day a significance in distinguishing between "deeds" under seal and

"instruments" under hand only. A deed is much more important than an instrument under hand merely. Delivery is essential to the proper execution of a deed and is usually signified by the person signing and sealing a deed placing his finger on the seal and saying: "I deliver this as my act and deed." In these days this declaration of delivery